

# TO LET

## WELL PRESENTED GROUND FLOOR OFFICE / SHOWROOM PREMISES IN THE CENTRE OF NEWTON ABBOT

Showroom / Office of Approx. 61.8 sq.m (665 sq.ft)

**43A DEVON SQUARE, NEWTON ABBOT,  
DEVON, TQ12 2HH**



An opportunity to enter into a new lease of this prominent Ground Floor Showroom / Office premises located at the entrance to Devon Square from Queen Street in the centre of Newton Abbot, just a short walk from the prime shopping area in one direction, and the mainline railway station in the other. The Unit offers a well presented area with rear break out space and kitchen, making this suitable for a wide variety of potential users.

**T. 01392 691007**

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## SITUATION AND DESCRIPTION

Newton Abbot is a busy market town, being the commercial centre and heart of the Teignbridge area with a district population of approximately 121,000 extending to some 300,000 within 12.5 miles of the centre. Newton Abbot benefits from a wide catchment area drawing from a large number of small towns and villages in the surrounding area. The premises are just a short walk from the town centre in one direction or the Main Line Railway Station in the other. Newton Abbot offers convenient access to the A380 Exeter to Torquay dual carriageway joining with the M5 Motorway at Exeter, which is approximately 15 miles distant, or Torbay and Torquay to the South which is approximately 10 miles distant.

The premises are conveniently located just off Queen Street, at the entrance to Devon Square and the Business district, with a mix of professional office users, retail space and residential dwellings. The property is convenient for a number of public car parks and the mainline railway station. Due to its prominent frontage to Devon Square, the premises would ideally suit either a showroom or office user seeking to gain a presence in this busy market town.

## ACCOMMODATION

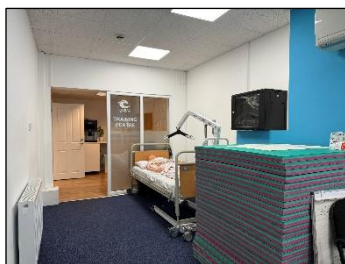
Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

### GROUND FLOOR

Accessed from Devon Square via a door to .....

**Office / Training Room**      **7.95m x 4.61m plus 3.75m x 2.92m**  
**(26'1" x 15'3" plus 12'3" x 9'7") max**

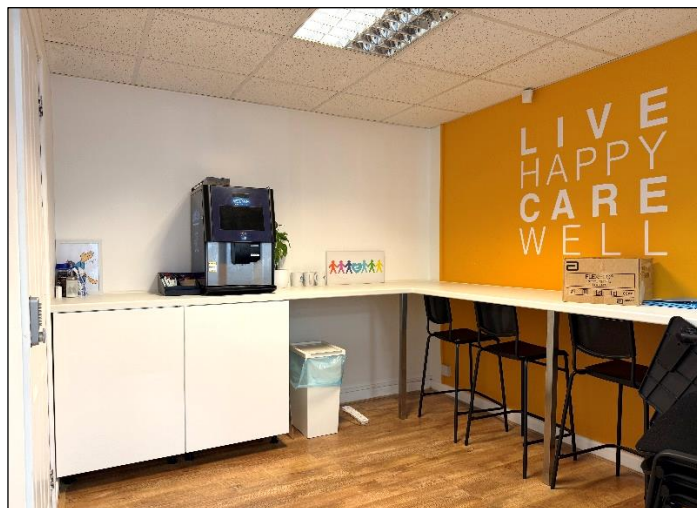
Irregular shaped room with glazed frontage with half glazed entrance dor. Suspended ceiling with LED lighting. Carpet tiles. Radiators. Ample power points. Cupboard with wall mounted Baxi gas boiler. Glazed screen at rear to .....



### Break Out Area

**2.99m x 2.73m (9'10" x 8'11") max**

Laminate floor. Benching to two walls with fitted cupboards under. Door to



### Staff Kitchen

**2.75m x 2.33m (9'0" x 7'4") max**

Stainless steel sink unit with single drainer inset into worktops with cupboards under and shelving over. Space for fridge.





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#### **Toilet**

Low level WC suite with wash hand basin.

#### **BUSINESS RATES**

Rateable Value: - £7,300 (2023 Valuation list)

A reduction of up to 100% may be available under the small business rate relief scheme. To see if you or the premises qualify for this relief please contact Teignbridge Council (01626 361101)

#### **RENT**

A rent of £8,950 per annum is sought.

#### **TENURE**

The premises are available by way of a new 6 year effective FRI lease by way of service charge. The lease will include a mid-term upwards only rent review. A tenant only break clause can also be incorporated at the mid-way point if required providing for 6 months prior written notice.

The tenants will be required to reimburse the landlords for a proportion of the Buildings Insurance premium. The Landlords will require a 3 months rent deposit which will be held for the duration of the term. The lease will be contracted outside of the landlord and Tenant Act.

#### **SERVICES**

We understand that mains water, drainage and electricity are available to the premises. Interested parties are encouraged to make enquiries of the various service providers to ensure the supply is sufficient for their use.

#### **LEGAL COSTS**

The incoming tenant is to make a contribution of £395 plus VAT towards the landlords legal costs, including abortive costs, for the preparation of the new lease.

#### **VAT**

We have been advised that VAT is not payable on the rent.

#### **ENERGY PERFORMANCE CERTIFICATE**

An EPC has been obtained, a summary is below with a full version is available to download from the web site. The rating is:

#### **VIEWING**

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0864)



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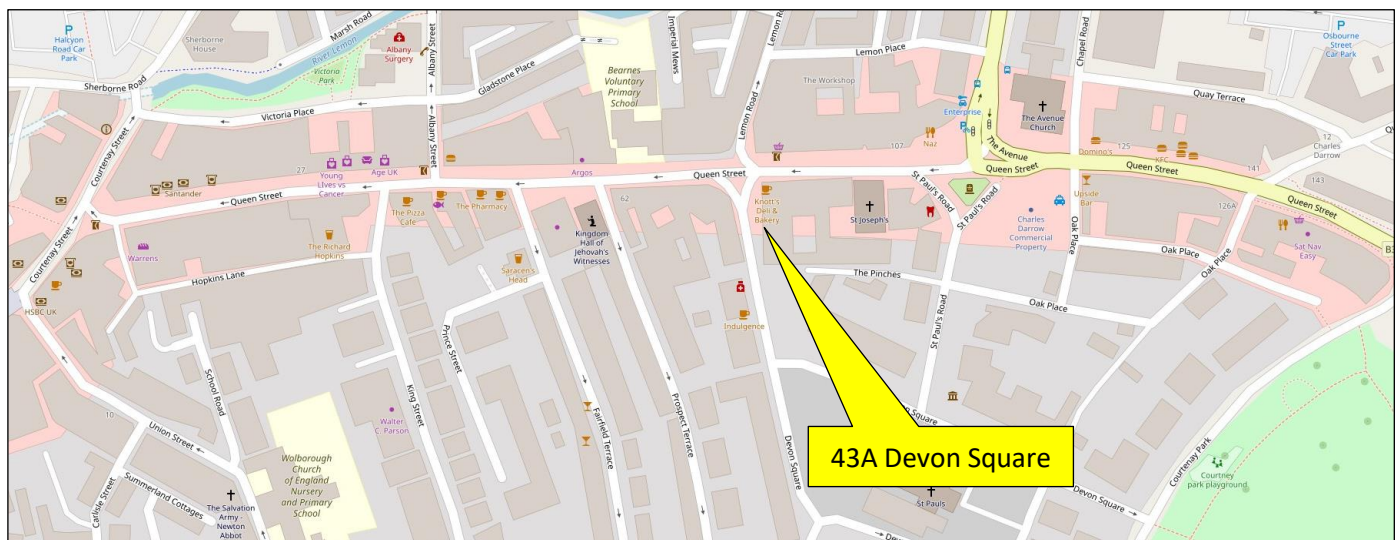
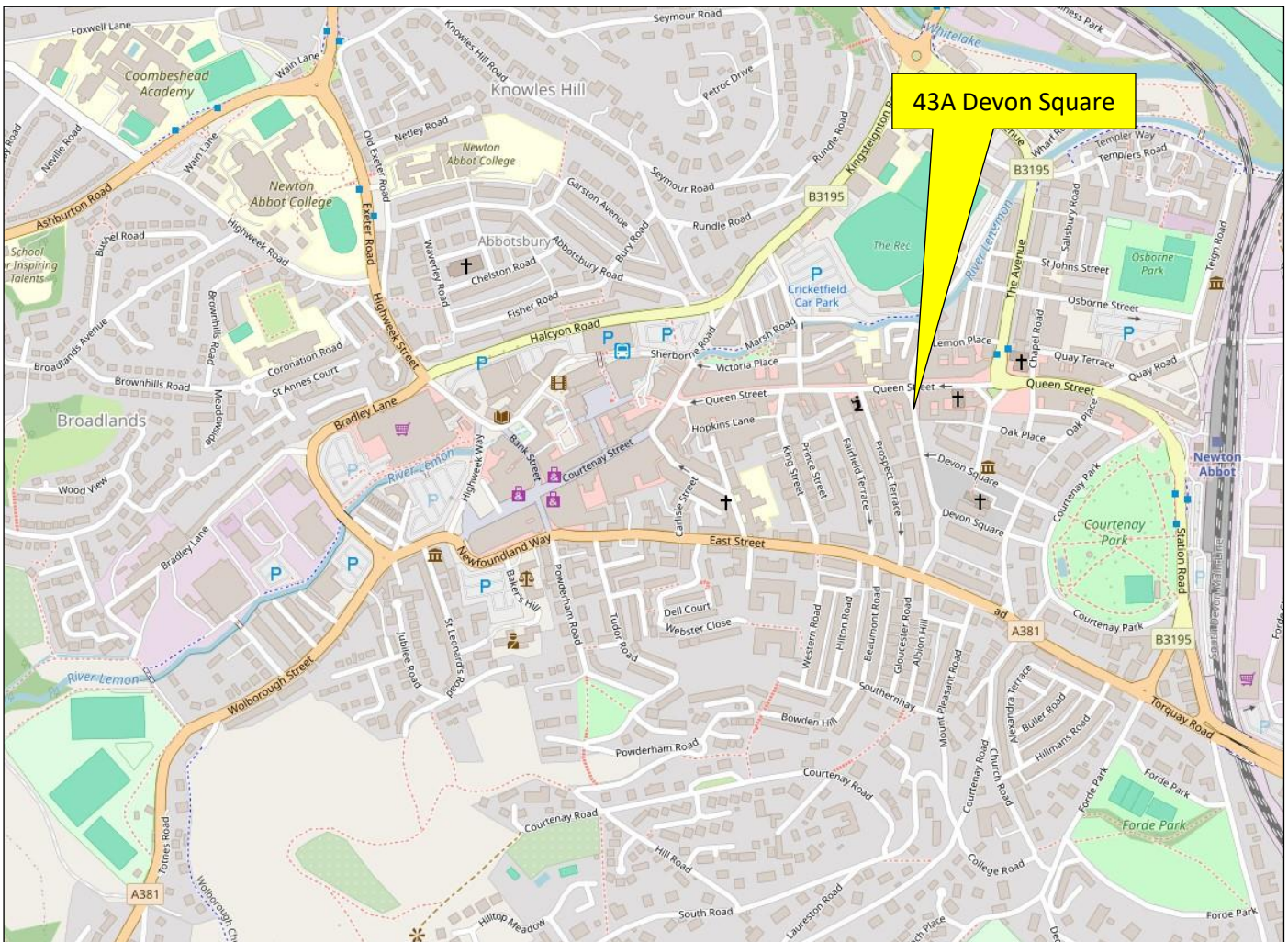
Awaiting EPC



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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.